

HAMPSHIRE MINERALS PLAN: REGULATION 26 (PREFERRED OPTIONS) CONSULTATION

1. INTRODUCTION

- 1.1 Hampshire County Council (HCC), Portsmouth and Southampton City Councils and the New Forest National Park Authority have jointly published the Minerals Plan Development Plan Document Regulation 26 (Preferred Options) Consultation. Preferred areas identified in the plan will help to contribute towards the minerals needs of the county as set out in the adopted Minerals and Waste Core Strategy (July 2007). The Minerals plan will supersede the minerals elements of the Hampshire Portsmouth and Southampton Minerals and Waste Local Plan (1998) and will cover the period to 2020.
- 1.2 This Consultation on preferred options follows on from the 'Issues and Options' Sites Discussion Paper which was held from May to June 2007. This Council made representations on the 'Issues and Options' Sites Discussion Paper including comments on all of the sites proposed (copy attached at Appendix 1 to this report).
- 1.3 All of the sites (including maps) in the New Forest District proposed at this consultation stage (Preferred Options) can be found on the HCC website at the following address:
consultation.limehouse.co.uk/hants/drafts/15/section_38.html.
- 1.4 This report summarises the main content of the document with regards to sites identified in the New Forest District, including the recommendations to Cabinet of the planning & Transportation Review Panel (21/11/07) and recommends a response to this consultation.
- 1.5 An officer from Hampshire County Council attended the Planning and Transportation Review Panel meeting on 21st November to explain the background to the Preferred Options and the preferred areas identified in this District.

2. BACKGROUND

- 2.1 The Hampshire Minerals and Waste Core Strategy has been through examination by a government inspector and was formally adopted in July this year. The 'Minerals and Waste Core Strategy' sets out local minerals apportionments for four geographic areas (Appendix 2) of Hampshire including an area identified as the Forest and another called South Hampshire. The South Hampshire area includes Totton and the Waterside whilst the Forest area covers the rest of the New Forest District (including the National Park).
- 2.2 The Core Strategy sets out a requirement for indicative 'New' provision (2007-2016) in the area defined as the Forest of 6.08 million tonnes whilst the indicative 'New' provision (2007-2016) required for the area defined as South Hampshire is 3.69 million tonnes. It sets out apportionments of 1.163 million tonnes per annum for the Forest area and 0.391 million tonnes per annum for South Hampshire for 2007-2016, which includes production from existing sites.

- 2.3 The Minerals Plan Preferred Options identifies preferred areas for sand and gravel production up to 2016. The remainder of production until 2020 is allocated as a 'strategic reserve'. Preferred areas for the 'strategic reserve' will be identified at a later stage, following reviews of Hampshire's apportionment and likely future demand.
- 2.4 In order to meet the apportionments, the County Council has had to identify a number of preferred areas for mineral extraction drawn from those identified at Issues and Options stage, of which several are in New Forest District. These are explained in more detail in Section 3 of this report, which also includes recommended responses to these proposals.

3. RECOMMENDED RESPONSE AS CONSIDERED BY PLANNING AND TRANSPORT REVIEW PANEL ON 21 NOVEMBER 2007

(a) PREFERRED AREAS

South Hampshire Area: Totton and Waterside

- 3.1 Forest Lodge Farm, Hythe (pPA7) (Appendix 3); lies alongside Fawley Road, Hythe. At the issues and options consultation stage the District Council objected to the inclusion of part of this preferred area whilst offering cautious encouragement to the southern part of this preferred area subject to a number of conditions. The preferred area now proposed is considerably larger than the part of the site which the District Council previously offered cautious encouragement to. The preferred area is remote from the proposed growth in the PUSH area. In addition extraction at this preferred area would add to the traffic congestion on the A326 whilst also having a severe impact on the residential amenities of those living in close proximity to the preferred area, particularly Buttsash. It is therefore **recommended** that objection is raised to the inclusion of Forest Lodge Farm as a preferred area for mineral extraction.

Forest area: Southern Coastal Area

- 3.2 Downton, Downton (pPA13) (Appendix 3) OR Ashley Manor Farm, New Milton (pPA14) (Appendix 3). The preferred areas at Downton include Downton Manor Farm and Yeatton Farm to the north of the A337. The preferred options suggest a choice between allocating the Downton sites or Ashley Manor Farm. However, there are substantial concerns about both these areas relating to local landscape impact, impact on local communities, impact on tourist facilities and traffic generation.
- 3.3 Restoration plans for the preferred area of Downton involve the creation of a series of lakes which would result in a significant change to the natural landscape of this area. Ashley Manor Farm is an open, exposed landscape where minerals extraction would be highly visible. Neither of the identified preferred areas is far from residential development in Barton, Milford and Hordle, or tourist facilities such as the holiday parks at Milford. Mineral extraction from either of these sites is likely to have a significant impact on both residential and tourist amenities.
- 3.4 Access to both these sites is poor. Road access from the north and east involves crossing the New Forest whilst road access to and from the west involves travelling on the congested A337 through the built up areas of New Milton, Highcliffe and Christchurch.

- 3.5 It is therefore **recommended** that objection is raised to the inclusion of both these sites as preferred areas.

Forest area: Avon Valley

- 3.6 Roeshot Hill, Christchurch (pPA12) (Appendix 3): At the issues and options consultation stage the District Council objected to the inclusion of this preferred area based upon landscape impact, particularly the impact on views into and out of the National Park. Given that the preferred area appears in a plan produced jointly with the New Forest National Park Authority it longer appears appropriate for the District Council to oppose inclusion of this preferred area based upon landscape impact on the New Forest National Park. It is therefore **recommended** that no objection is raised to this proposal.
- 3.7 Plumley Wood, Harbridge (pPA11) (Appendix 3); this site lies on the west side of the Avon Valley, in an area where there has been substantial mineral extraction. It is **recommended** that the inclusion of this site as a preferred area for mineral extraction should be supported subject to the restoration proposals which are outlined.
- 3.8 Purple Haze, Ringwood (pPA15) (Appendix 3): this site also lies on the west side of the Avon Valley, adjoining the Moors Valley Country Park. There is potential for restoration which could bring about a combination of enhanced recreational facilities and public open space, along with deciduous woodland planting and nature conservation. It is therefore **recommended** that the inclusion of the Purple Haze site as a preferred area should be supported, subject to restoration that achieves these recreational and nature conservation enhancements, and ensures links to the Moors Valley Country Park.
- 3.9 The Highways Agency have expressed concern over the impact that possible mineral extraction north of Ringwood will have on the trunk road network (A31). However the Highways Agency are only concerned with impacts on the trunk road network. There are also likely to be major traffic issues resulting from the mineral extraction areas proposed in the southern part of the District and the Waterside. Particular impacts are likely to be felt on the local road network including both the A337 and A326. Impacts on the B3347 Avon Valley route also need to be considered. It is New Forest District Council's understanding that detailed traffic assessments will be carried out on all of the preferred areas outlined in the Minerals Plan prior to the next round of consultation on the plan. The traffic assessments will have to consider impacts on the whole road network, both the trunk road network and the local road network.
- 3.10 It is understood that the sites that are **recommended** to be broadly supported can meet the Indicative 'New' Provision (2007-2016) requirement of 6.08 million tonnes in the area defined as the Forest. The District Council wishes to explore with the county, how the district can meet its annual apportionment requirement of 1.163 million tonnes through the sites it does not object to. In addition the District Council wishes to explore with the county what potential there is to meet both the Indicative 'New' Provision (2007-2016) requirement of 3.69 million tonnes in the area defined as South Hampshire and the annual apportionment requirement of 0.391 million tonnes without the inclusion of the preferred area, 'Forest Lodge Farm' (pPA7).

(b) EXCLUDED PREFERRED AREAS

- 3.11 A number of preferred areas have been excluded from the Minerals Plan preferred options which may be more appropriate locations for mineral extraction than those proposed in the southern coastal towns area, for example the sites at Cogley Wood, Bleak Hill and Midgham Farm (Appendix 4). Whilst it must be accepted that each of these preferred areas has its own constraints, the cumulative impact of mineral extraction in these areas is likely to be far less than in the southern coastal area, particularly in terms of the impact on the landscape, residential amenity and traffic congestion.

(c) FURTHER MATTERS FOR CONSIDERATION

- 3.12 In addition to the above preferred areas the document outlines preferred areas in relation to aggregate wharfs which are necessary to store dredged sand, gravel and imported recycled and secondary aggregates. It is proposed that there is an extension to the current area used at Marchwood Wharf (Appendix 3) to store dredged sand and gravel. This District Council does not object to the proposed extension at Marchwood Wharf for the storage of minerals.

4. PLANNING AND TRANSPORTATION REVIEW PANEL COMMENTS

In general, the Panel supported the officers' recommendations for all of the sites, though they asked for stronger emphasis of certain points and additional grounds for objections as follows:-

4.1 Paragraph 3.1 – Forest Lodge Farm, Hythe

The Panel supported the officers' recommendations to object to this site, although they asked for stronger emphasis of certain points and additional grounds for objections as follows:-

- Safety concerns relating to gas and oil pipelines in close proximity to proposed excavation area;
- Unsuitable access location; conflicts with entrance to Netley View Estate;
- Proximity to large urban area and the impact on residents quality of life;
- Increase HGV traffic on the Fawley Road in conflict with proposed cycle way;
- Concerns over distance to PUSH development area;
- Extra traffic on A326
- Concerns regarding the effects on the emergency access to the refinery which crosses the middle of the proposed mineral preferred area.

4.2 Paragraph 3.2 – Downton OR Ashley Manor Farm, New Milton

The Panel supported the objection to both sites, though they asked for stronger emphasis of certain points and additional grounds for objections as follows:-

Ashley Manor

- Reduced road safety;

- Muddy roads in vicinity;
- Proximity to New Milton high street and anticipated dust and traffic;
- Health concerns resulting from dust;
- Adverse impact on tourism in New Milton area;
- Impact on nearby farm and listed building;
- The preferred area includes the cemetery;
- Possible adverse impact on coastal erosion and SSSI

Downton

The Panel supported the recommended objection to this site but felt a stronger emphasis should be placed on the following points:-

- Impact on A337 traffic;
- Proximity to holiday park.

4.3 Paragraph 3.6 – Roeshot Hill, Christchurch

The Panel supported the recommendation that no objection be raised to considering this site further as a preferred site for mineral extraction, However, there were concerns about inadequate roads serving the proposed site. A full transport assessment must be carried out and it must be shown how the impacts on roads in the New Forest District will be satisfactorily dealt with.

4.4 Paragraph 3.7 – Plumley Wood, Harbridge

The Panel supported the recommendation for the inclusion of this site for mineral extraction on the following additional grounds, subject to a full transport assessment being carried out and it being shown how the impacts on roads in the New Forest District will be satisfactorily dealt with:-

- The remoteness of this site from any significant number of dwellings and its close proximity to the mineral washing plant at Blashford

The Panel however felt that the restoration of the site should be more 'natural', having regard to the current landscape.

4.5 Paragraph 3.8 – Purple Haze, Ringwood

The Panel supported the recommended inclusion of this site as a preferred area for mineral extraction on the following additional grounds, subject to a full transport assessment being carried out and it being shown how the impacts on roads in the New Forest District will be satisfactorily dealt with:-

- The anticipated use of conveyor belt transportation would mitigate impact on the surrounding road network

The panel however felt that the restoration of the site should be 'natural', having regard to the current landscape as opposed to being restored for recreational facilities.

4.6 Paragraph 4.1 - Excluded Preferred Areas (Sites west of A338, north of Ringwood)

The panel suggested the recommendation to examine with the County Council whether other sites to which this Council did not previously object would be more suitable than the sites at Downton and Ashley Manor Farm, should it not be possible to meet the 'Forest' area requirement from existing sites and sites at Roeshot Hill, Plumley Wood and Purple Haze.

5. ENVIRONMENTAL IMPLICATIONS

5.1 Mineral extraction will result in wide ranging environmental implications as outlined in the report above.

6. FINANCIAL, EQUALITY AND DIVERSITY, CRIME AND DISORDER IMPLICATIONS

6.1 There are none arising directly from this report.

7. PORTFOLIO HOLDER COMMENTS

The Portfolio Holder supports the recommendation as set out in section 8 of this report.

8. RECOMMENDATION

It is **recommended** that Cabinet agree that New Forest District Council responds to this consultation based on the recommendations set out in Section 3 of this report and the comments made by the Planning and Transportation Review Panel as set out in section 4. The final detailed response will be agreed with the Planning and Transportation Portfolio Holder and the Planning and Transportation Review Panel Chairman.

For Further Information Please Contact:

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Background Papers:

Hampshire Minerals Plan
Regulation 26 Consultation

APPENDIX 1

PLANNING AND TRANSPORTATION PORTFOLIO HOLDER JUNE 2007

COUNCIL RESPONSE TO CONSULTATION ON HAMPSHIRE MINERALS AND WASTE DEVELOPMENT FRAMEWORK- ISSUES AND OPTIONS: SITES DISCUSSION PAPER

BACKGROUND

1. Hampshire County Council (HCC) has published its Minerals and Waste Development Framework Issues and Options; Sites Discussion Paper. This is being jointly produced with other Hampshire authorities including Portsmouth and Southampton City Councils and the New Forest National Park Authority. Sites identified in the plan help to contribute towards the minerals and waste needs of the County and the 'sub regional' apportionment set out in the Regional Plan.
2. Some sites in the paper contribute solely towards the minerals needs of the County whilst others contribute solely to meeting the waste needs of the County. It is the case that some sites will contribute to both the minerals needs and the waste needs of the County. Please visit the website outlined below for more detail on individual sites.
3. This document is only at the 'issues and options' consultation stage and thus there will be another round of consultation on sites at the preferred options stage before sites will be included in a plan to be submitted for examination by government inspectors. All of the sites (including maps) in the New Forest District proposed at this consultation stage can be found on the HCC website at the following address:
hants.gov.uk/planning/mineralsandwaste/planning-policy/development-framework/sites-plans/sites-plan-issues/sites-new-forest.htm
4. This report summarises the main content of the document with regards to sites identified in the New Forest District and recommends that the Portfolio-Holder approves comments to be forwarded on behalf of the District Council.

RECOMMENDED RESPONSE

General Points

5. The District Council would support further mineral extraction in the area of Ringwood Forest, subject to consideration of restoration which could include forestry planting and creation of recreational facilities as well as (or perhaps instead of) agricultural uses.
6. The District Council would generally support the use of employment sites and rural buildings for waste recycling activities that have good access by road and perhaps other transport modes, subject to detailed site considerations and proximity of other uses. Parts of the existing mineral working area north of Ringwood may also have potential for such uses, e.g. re-cycling of demolition and construction waste.
7. The District Council would be concerned about further minerals and waste development in the following general areas.

South of the New Forest in the Lymington-New Milton coastal area: concerns here include:

- Traffic – road access to this area from the north and east involves crossing the New Forest, and to the west takes traffic through busy roads in New Milton, Highcliffe and Christchurch
- Local landscape impact, impact on local communities and tourist facilities – none of the identified sites is far from residential development in Barton, Milford and Hordle, or tourist facilities such as the holiday parks at Milford, and mineral extraction and any subsequent landfill/ waste disposal activities are likely to have a substantial impact on residential and tourist amenities

Land between the A338 and the New Forest National Park: concerns here include:

- Impact on the National Park (visual intrusion, noise, possibly traffic), as the sites adjoin or are very close to its boundary; also potential loss of Forest-related agricultural land as there is some evidence that parts of this area provide back-up grazing for the New Forest.
- Landscape impacts: mineral workings north of Ringwood have had a substantial permanent impact on the appearance of the landscape, forming a series of lakes which although now of nature conservation value, and developing some landscape interest in themselves, are quite different from the surrounding river valley landscape
- Community impacts – communities in this area have suffered several decades of mineral extraction and associated impact on their local environment and amenities, and could reasonably expect some relief from further impacts.

8. Detailed comments on individual sites are set out in the separate schedule attached.

FINANCIAL IMPLICATIONS

9. None arising directly from this report.

ENVIRONMENTAL IMPLICATIONS

10. None arising directly from this report.

CRIME AND DISORDER IMPLICATIONS

11. None arising directly from this report.

RECOMMENDATION

12. That the Planning and Transportation Portfolio-Holder approves the comments set out in this report as a basis for the District Council’s response to the consultation on the Hampshire Minerals and Waste Development Framework Issues and Options: Sites Discussion Paper.

PORTFOLIO HOLDER DECISIO

13. I endorse the recommendation set out in paragraph 12 of this report:

Signed

Dated

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Portfolio Holder (Planning and Transportation)

For further information contact:

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Hampshire Minerals and Waste Development Framework

Minerals and Waste Management Development Plan Documents Issues and Options

New Forest District Council comments on potential minerals and waste sites in New Forest District

General points:

The District Council would support further mineral extraction in the area of Ringwood Forest, subject to consideration of restoration which could include forestry planting and creation of recreational facilities as well as (or perhaps instead of) agricultural uses.

The District Council would generally support the use for waste recycling activities of employment sites, and rural buildings that have good access by road and perhaps other transport modes, subject to detailed site considerations and proximity of other uses. Parts of the existing mineral working area north of Ringwood may also have potential for such uses, e.g. re-cycling of demolition and construction waste.

The District Council would be concerned about further minerals and waste development in the following general areas:

South of the New Forest in the Lymington-New Milton coastal area: concerns here include:

- Traffic – road access to this area from the north and east involves crossing the New Forest, and to the west takes traffic through busy roads in New Milton, Highcliffe and Christchurch
- Local landscape impact, impact on local communities and tourist facilities – none of the identified sites is far from residential development in Barton, Milford and Hordle, or tourist facilities such as the holiday parks at Milford, and mineral extraction and any subsequent landfill/ waste disposal activities are likely to have a substantial impact on residential and tourist amenities

Land between the A338 and the New Forest National Park: concerns here include:

- Impact on the National Park (visual intrusion, noise, possibly traffic), as the sites adjoin or are very close to its boundary; also potential loss of Forest-related agricultural land as there is some evidence that parts of this area provide back-up grazing for the New Forest.
- Landscape impacts: mineral workings north of Ringwood have had a substantial permanent impact on the appearance of the landscape, forming a series of lakes which although now of nature conservation value, and developing some landscape interest in themselves, are quite different from the surrounding river valley landscape
- Community impacts – communities in this area have suffered several decades of mineral extraction and associated impact on their local environment and amenities, and could reasonably expect some relief from further impacts.

Detailed comments are set out in the schedule below.

Schedule of potential minerals and waste sites in New Forest District

HCC Site ref.	Site	Area	Being considered potentially for:	NFDC comment
NFT004	Downton Manor Farm buildings	1.55ha	Medium C&DE Recycling Plant, Small MRF, Recovery or Recovery including sorting.	The District Council broadly supports the use of rural farm buildings for small scale waste recycling activities.
NFT005	Walkford and Beckley Farms, New Milton	93.3ha	Extraction of approximately 5 million tonnes of sand and gravel. Up to 2,000,00 cubic metres of landfill void space will be created. The site has potential for non-hazardous landfill restoration and inert landfill restoration.	The District Council has a number of concerns over sites of this nature in the Lymington-New Milton coastal area. One major concern centres upon traffic. Road access to this area from the north and the east involves crossing the New Forest. In addition to the west any increase in traffic will only exacerbate problems on the busy existing roads in New Milton, Highcliffe and Christchurch. In addition to the above mineral extraction in the Lymington- New Milton coastal area is likely to impact upon the local landscape, local communities and tourist facilities. Mineral extraction at this particular site will have a landscape impact with regard to views into and out of the National Park. Mineral extraction and subsequent landfill will also have an impact upon local residential amenities.
NFT006	Downton Manor Farm	36.3ha	Extraction of approximately 2 million tonnes of sand and gravel. Up to 800,000 cubic metres of landfill void space will be created. The site has potential for non-hazardous landfill	Please see comments on site NFT005. Additionally given the proximity of the holiday camp it is felt that any mineral extraction and subsequent landfill at this site would have substantial impact upon tourist amenities.

HCC Site ref.	Site	Area	Being considered potentially for:	NFDC comment
			restoration and inert landfill restoration.	
NFT007	Yeatton Farm, Downton	39ha	Extraction of approximately 1.1 million tonnes of sand and gravel. Up to 450,000 cubic metres of landfill void space will be created. The site has potential for non-hazardous landfill restoration and inert landfill restoration.	Please see comments on site NFT005.
NFT009	Land at Bleak Hill, Harbridge	10.5ha	Extraction of approximately 500,000 tonnes of sand and gravel. Up to 200,000 cubic metres of landfill void space will be created. The site has potential for non-hazardous landfill restoration and inert landfill restoration.	The District Council broadly supports further mineral extraction in this area of the District subject to consideration of restoration which could include forestry planting and the creation of recreational facilities as well as (or perhaps instead of) agricultural uses. In addition the use of a conveyor belt to transport minerals to the nearby washing plant would help relieve impact arising from increased traffic.
NFT010	Land at Bickton Ash A & B (east of A338, Fordingbridge)	(A) 9.05 ha (B) 18.0 ha	Extraction of approximately 1 million tonnes of sand and gravel. Up to 400,000 cubic metres of landfill void space will be created. The sites have potential for inert landfill restoration. The river valley location rules out non-hazardous landfill.	The District Council has a number of concerns over sites proposed on land between the A338 and the New Forest National Park. One such concern is the impact on the National Park (visual intrusion, noise, possibly traffic) as the sites adjoin or are very close to its boundary. Additionally there is evidence that that parts of this area provide back up grazing for the New Forest. Such areas of back up grazing should be retained. Previous mineral extraction to the north of

HCC Site ref.	Site	Area	Being considered potentially for:	NFDC comment
				Ringwood has had a substantial permanent impact on the appearance of the landscape, producing a number of large lakes which although now of nature conservation value are quite different from the surrounding river valley landscape. Finally communities in this area of the District have suffered from several decades of mineral extraction and associated impacts upon their local environments and amenities. It is felt that they could reasonably expect some relief from further impacts.
NFT011	Land at Verwood Road (Purple Haze)	118ha	Extraction of approximately 8 million tonnes of sand from the Hampshire part of the site and a further 4 millions tonnes in the Dorset part. Up to 3,000,000 cubic metres of landfill void space will be created, with a further 1,500,000 in Dorset. The site has potential for non-hazardous landfill restoration and inert landfill restoration.	Please see comments on site NFT009. In addition this site has particularly good access to the strategic road network.
NFT015	Ramley Farm	1.2ha	Extraction of sand and gravel. The site is unlikely to have potential for non-hazardous landfill restoration or inert landfill restoration.	Please see comments on site NFT005. Given the proximity of this site to the boundary of the National Park the landscape impact in terms of views into and out of the park would be exacerbated. It is noted that this site is unlikely have potential for landfill restoration.
NFT016	Charleston Road, Fawley	14.63ha	Combination of: Small,	The District Council

HCC Site ref.	Site	Area	Being considered potentially for:	NFDC comment
			Medium or Large C&DE Recycling Plant, MRF, Composting, Recovery or Recovery including sorting. WEEE Disassembly Plant or Polymer cracking (plastic treatment).	broadly supports the use of this former mineral extraction site for the recycling uses that have been outlined. The potential to make use of the railway line at Fawley for transporting materials should be explored.
NFT018	Forest Lodge Farm, Hythe	(A) 5.6 ha (B) 2.5 ha (C) 8.2 ha	Extraction of approximately 440,000 tonnes of soft sand and 190,00 tonnes of gravel from site A. Approximately 420,000 to 700,000 tonnes of soft sand and 370,000 tonnes of gravel from site B and C (combined). Up to 250,000 cubic metres of landfill void space will be created in site A and 375,000 cubic metres in Site B and C (combined). The sites have potential for non-hazardous landfill restoration and inert landfill restoration.	The District Council opposes the use of sites A and B for mineral extraction on the grounds of the impact on the landscape and residential amenities. However it offers cautious encouragement to the use of site C for mineral extraction and subsequent landfill (if required) provided that any adverse impacts on local communities and nearby nature conservation interests can be fully mitigated, and the site can be restored to recreational facilities and/or Forest related grazing, to meet the needs of the local community and the National Park Authority.
NFT019	Plumley Wood (Ringwood Forest)	141.8ha	Extraction of approximately 5.5 million tonnes of sand and gravel. Up to 2,200,00 cubic metres of landfill void space will be created. The site has potential for non-hazardous landfill restoration and inert landfill restoration.	The District Council broadly supports further mineral extraction in the area of Ringwood Forest , subject to consideration of restoration which could include forestry planting and creation of recreational facilities as well as (or perhaps instead of) agricultural uses. The use of a conveyor belt to transport minerals to the nearby washing plant would help to reduce impacts arising from increased traffic.

HCC Site ref.	Site	Area	Being considered potentially for:	NFDC comment
NFT020	Eling Wharf	9.41ha	Small, Medium or Large C&DE Recycling Plant, MRF, Recovery or Recovery including sorting. WEEE Disassembly Plant or water-borne transport of wastes / resources.	The District Council objects to the use of this site for waste recycling activities. It is in close proximity to residential areas and is relatively close to the town centre. The use of this site would be detrimental to the amenities of nearby residents particularly in terms of noise and odours arising from the site. Furthermore the District Council is of the view that the site should be used for alternative land uses, including possibly a high tech employment use. Finally the District Council queries the statement that the site is within 1.5km of an area of high unemployment.
NFT021	Bury Farm, Marchwood	Unknown	TBC	The District Council broadly supports the use of this site for waste recycling activities. The potential for transporting some materials by railway should be explored.
NFT022	Blashford Processing Plant, Blashford	14.18ha	Small, Medium or Large C&DE Recycling Plant, MRF, Recovery or Recovery including sorting or WEEE Disassembly Plant.	The District Council is of the view that this site might have potential for some waste recycling activities. Perhaps most appropriately the recycling of demolition and construction waste.
NFT024	Eling Wharf 2 (site of former tar works)	5.11ha	Small, Medium or Large C&DE Recycling Plant, MRF, Recovery or Recovery including sorting. WEEE Disassembly Plant or water-borne transport of wastes / resources.	Please see comments on site NFT020.
NFT025	Ashley Manor Farm (New Milton)	81.9ha	Extraction of approximately 4 million tonnes of sand and	Please see comments on site NFT005. Site includes a cemetery

HCC Site ref.	Site	Area	Being considered potentially for:	NFDC comment
			gravel. Up to 1,600,000 cubic metres of landfill void space will be created. The site has potential for non-hazardous landfill restoration and inert landfill restoration.	in the north-west corner. Substantial advance planting would be required to screen the proposals from the adjoining built-up areas of Barton and New Milton.
NFT026	Bickton Corner (north of Hucklesbrook Lakes)	5.6ha	Extraction of sand and gravel, the amount is to be determined. The site has potential for inert landfill restoration. Non-hazardous landfill restoration is unlikely due to the Avon Valley location.	This District Council opposes mineral extraction on this site based upon the impact of such extraction on the landscape of the Avon Valley. The landscape in this area of the District has already had substantial permanent impact resulting from the series of lakes that have formed following previous extraction. Further mineral extraction will impact upon the landscape of the Avon Valley even further.
NFT027	Somerley Park	188.9ha	Extraction of sand and gravel. The site has good potential for landfill, but the capacity depends on the volume of material that might be extracted and exactly which part of the site is worked.	Site withdrawn by nominee
NFT031 & 33	Cobley Wood A & B (Harbridge)	(A) 26.6 ha (B) 32.1 ha	Extraction of 2 million tonnes of sand and gravel, restoration by landfill (combined). Up to 250,000 cubic metres of landfill void space will be created (combined). The sites have potential for non-hazardous landfill restoration and inert landfill restoration.	Site A withdrawn by nominee. With regard to site B, please see comments made on NFT009.
NFT032	Hucklesbrook (North Gorley)	8.1ha	Extraction of 600,000 tonnes of sand and gravel. Up to 250,000	Please see comments on site NFT010.

HCC Site ref.	Site	Area	Being considered potentially for:	NFDC comment
			cubic metres of landfill void space will be created. The site has potential for inert landfill restoration. Non-hazardous landfill restoration is unlikely due to the Avon Valley location.	
NFT034	Forest Lodge Farm, Dibden	16ha	Extraction of building sand and gravel. The site has potential for landfill, the capacity depends on the volume of mineral that might be extracted and exactly what part of the site might be worked.	The District Council opposes mineral extraction at this site based upon the landscape impact and the impact upon the amenities of the communities that live in very close proximity to the site.
NFT035	Marchwood Incinerator Site, Normandy Road, Marchwood	2.42	Small, Medium or Large C&DE Recycling Plant, MRF. Small or Medium Recovery or Recovery including sorting or a WEEE Disassembly Plant.	The District Council broadly supports the potential for waste recycling facilities at this site. It is a well enclosed site and involves intensification of an existing waste recycling site and thus will not bring about any further development on the landscape of the area.
NFT036	Adj. Marchwood Sewage Treatment Works, Normandy Road, Marchwood	1.56ha	Medium C&DE Recycling Plant, Small MRF, Recovery or Recovery including sorting.	The District Council opposes the development of this site for waste recycling activities. The site is relatively open and greenfield in nature and thus any development on this site would have a negative impact upon the landscape value of the local gap between Marchwood and Totton. In addition the site is directly adjacent to a Special Area of Conservation, Special Protection Area, RAMSAR site, a site of Special Scientific Interest and Ancient Woodland. Development of this site

HCC Site ref.	Site	Area	Being considered potentially for:	NFDC comment
				could potentially impact upon the ecosystems that exist in these adjacent areas.
NFT037	Totton yard (railway sidings central Totton)	1.34ha	Medium C&DE Recycling Plant, Small MRF, Recovery or Recovery including sorting.	The site is currently allocated in the Totton Town Centre SPG for a train station. In addition the District Council objects to the use of this site for waste recycling activities on the grounds that is in close proximity to residential areas and is relatively close to the town centre. The use of this site would be detrimental to the amenities of nearby residents particularly in terms of noise and odours arising from the site. Finally the District Council queries the statement that the site is within 1.5km of an area of high unemployment.
NFT038	Highfield Farm (south of Fordingbridge)	4.5ha	Extraction of approximately 353,000 tonnes of sand and gravel. Up to 142,000 cubic metres of landfill void space will be created. The site has potential for non-hazardous landfill restoration and inert landfill restoration.	The District Council offers cautious support to the use of this site for mineral extraction and possible landfill subject to the consideration of suitable restoration. This could include forestry planting or alternatively the creation of recreation facilities. Road access to the site is not particularly good and the Council would have particular concerns about the possibility of increased traffic flows through the centre of Fordingbridge.
NFT039	Ringwood Forest	282.7ha	Extraction of sand and gravel. The site has potential for non-hazardous landfill restoration and inert landfill restoration. The	Site withdrawn by nominee

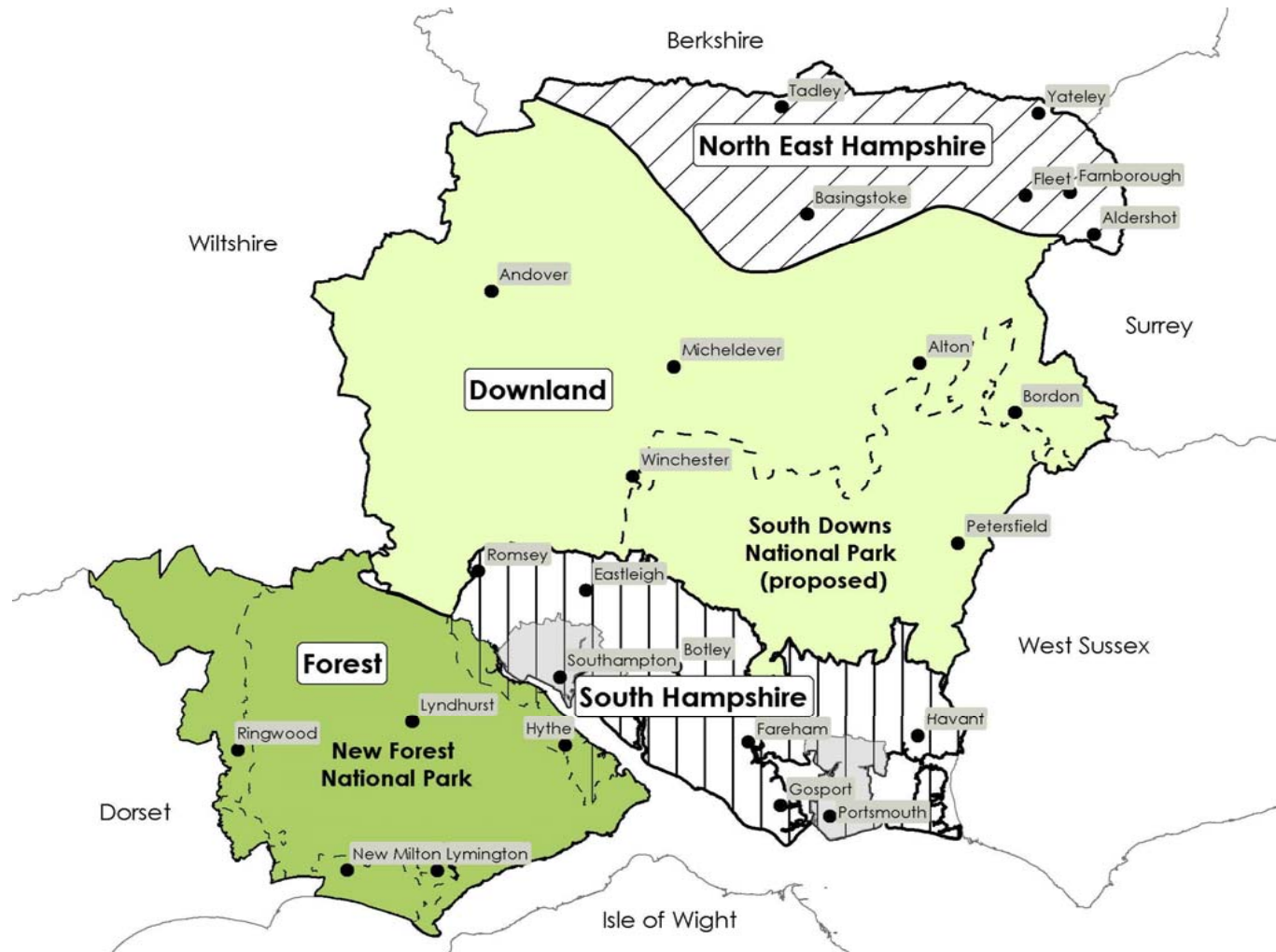
HCC Site ref.	Site	Area	Being considered potentially for:	NFDC comment
			volume is to be determined.	
NFT040 & 41	Leagreen Farm (north and south of A337, Downton)	(A) 21.6 ha (B) 26.8 ha	Extraction of sand and gravel. The sites have potential for non-hazardous landfill restoration and inert landfill restoration. The volume is to be determined.	Please see comments on site NFT005 for the Council's general concerns about mineral extraction in the Lymington- New Milton coastal area.
NFT042	Downton Manor Farm	15.6ha	Extraction of sand and gravel. The site has potential for non-hazardous landfill restoration and inert landfill restoration. The volume is to be determined.	Please see comments on site NFT005 for the Council's general concerns about mineral extraction in the Lymington- New Milton coastal area. In addition there are particular concerns about the potential impact on the amenities of those living in the residential properties and caravan site adjacent to the site.
NFT043	North Gorley (north of North Gorley)	27.3ha	Extraction of approximately 1.25 million tonnes of sand and gravel. Up to 500,000 cubic metres of landfill void space will be created. The site has potential for inert landfill restoration. Non-hazardous landfill restoration is unlikely due to the Avon Valley location.	Please see comments on site NFT010.
NFT044	Batchley Farm (north of Everton)	94.9ha	Extraction of sand and gravel. The site has potential for non-hazardous landfill restoration and inert landfill restoration. The volume is to be determined.	Site withdrawn by nominee
NFT045	King's Farm (Hordle)	29ha	Extraction of sand and gravel. The site has potential for non-hazardous landfill	Site withdrawn by nominee

HCC Site ref.	Site	Area	Being considered potentially for:	NFDC comment
			restoration and inert landfill restoration. The volume is to be determined.	
NFT046	Hucklesbrook Farm (between Ibsley Drove and North Gorley)	64.2ha	Extraction of approximately 2.3 million tonnes of sand and gravel. Up to 920,000 cubic metres of landfill void space will be created. The site has potential for inert landfill restoration. Non-hazardous landfill restoration is unlikely due to the Avon Valley location.	Please see comments on site NFT010.
NFT048	Midgeham Farm (A, B & C)	112.1ha	Extraction of approximately 4.5 million tonnes of sand and gravel. Up to 1.8 million cubic metres of landfill void space will be created. The sites have potential for non-hazardous landfill restoration and inert landfill restoration.	Please see comments on site NFT038.
NFT049	Midgeham Farm (D)	7.9ha	Extraction of sand and gravel, the volume is to be determined. The site has potential for non-hazardous landfill restoration and inert landfill restoration. The volume space is to be determined.	Please see comments on site NFT038.
NFT051	Land at Midgeham Farm (F) (south of Bickton)	2.7ha	Extraction of sand and gravel, the volume is to be determined. The site has potential for non-hazardous landfill restoration and inert landfill restoration. The volume space is to be determined.	The Council objects to mineral extraction on this site based upon the likely impact on the landscape of the area. Previous mineral extraction to the north of Ringwood has had a substantial permanent impact on the appearance of the landscape, producing a number of large lakes

HCC Site ref.	Site	Area	Being considered potentially for:	NFDC comment
				which although now of nature conservation value are quite different from the surrounding river valley landscape. Although this is a small site in nature the Council views this site as a package of sites and if this site was to be used for mineral extraction then the Council considers it highly likely that subsequent sites including NFT052 would in time be used for mineral extraction.
NFT052	Land at Bickton (south of Bickton)	34.3ha	Extraction of approx 1 million tonnes of sand and gravel. Up to 400,000 cubic metres of landfill void space will be created. The site may have potential for inert landfill restoration. Non-hazardous landfill restoration is unlikely due to the valley location.	Please see comments on site NFT051.
NFT053	Land at Roeshot (west of Burton Common)	Unknown	Sand and gravel extract - further evaluation required	The Council opposes the use of this site for mineral extraction based upon landscape impact. The site is adjacent to the boundary of the New Forest National Park and mineral extraction from this site would have an enormous visual impact on views into and out of the New Forest National Park.
NFT054	Land rear of MoD depot (north of Fawley Power station)	Unknown	TBC	Site ruled out by HCC
NFT055	Corks Farm, Marchwood	Unknown	TBC	Site ruled out by HCC
NFT056	Ower Nurseries (Shelley Nursery)	Unknown	TBC	The Council broadly supports the use of this site for a small or medium

HCC Site ref.	Site	Area	Being considered potentially for:	NFDC comment
				waste recycling facility.
NFT057	Sawmill site, Bartley	Unknown	TBC	The site is located in the New Forest national Park and thus this Council does not feel that it is appropriate to comment on the site.
NFT058	Land at Bickton Ash	17.8	0.9 million tonnes sand & gravel	Site added as part of further consultation May 2006 – adjoins NFT010 Land at Bickton. Please see comments on site NFT010.

APPENDIX 2 – The Four Geographic Areas Of Hampshire



APPENDIX 3 – Proposed Preferred Areas

Proposed Preferred Area: **Forest Lodge Farm, Hythe (pPA7)**

Location: The proposed preferred area is situated south of Hythe and north of Marchwood.

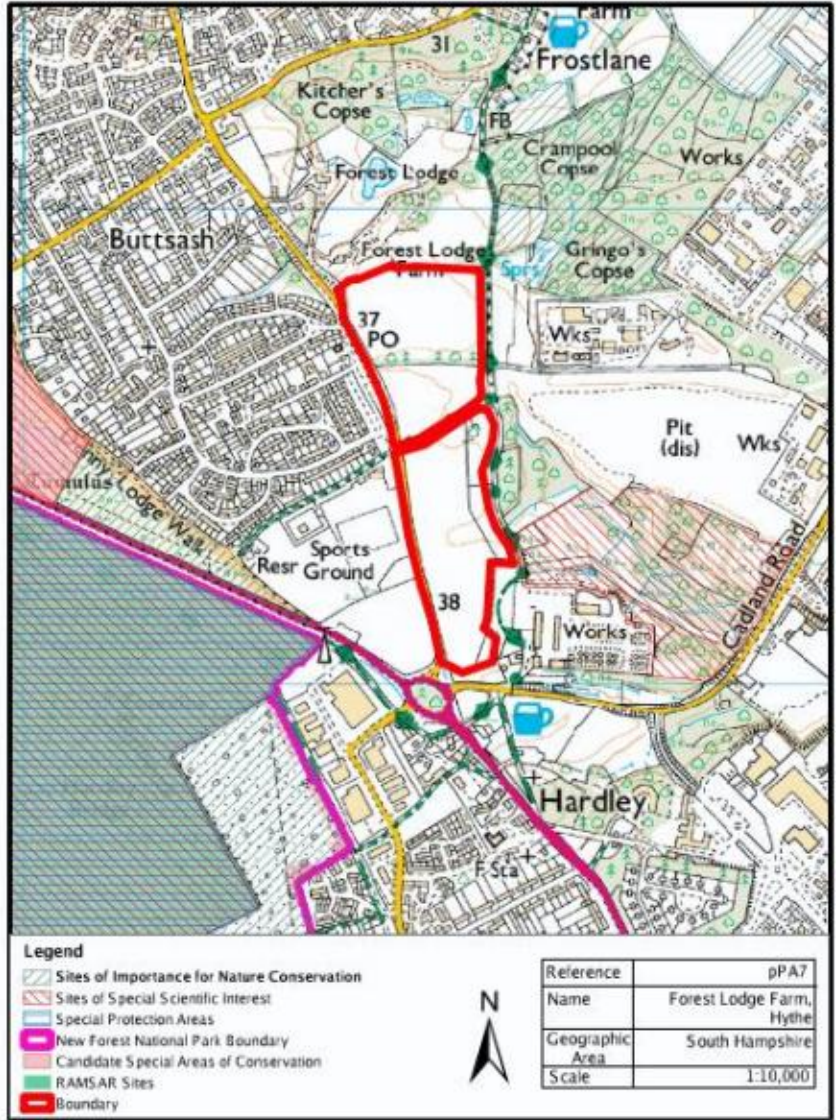
Proposal: Extraction of approximately 1,700,000 tonnes of sand and gravel.

Area: 16.3 hectares

Proposed restoration to original ground levels, using inert fill. The final use of the proposed preferred area is likely to be a creation of some combination of current use (horse pasture) and appropriate nature conservation use (e.g. heath land). Details would be finalised at later stage.

Issues for consideration:

- **Landscape:** The area is located within a Strategic Gap.
- **Nature Conservation:** The area lies adjacent to the New Forest Site of Special Scientific Interest (SSSI) and 250m from the New Forest Special Area of Conservation (SAC) and Special Protection Area (SPA) and 1 km of Solent and Southampton SPA, SAC, SSSI and Ramsar. The area is also 20m from Gringo's Copse and Crampool Copse Sites of Importance for Nature Conservation. Mature hedgerows also surround the area. Consideration will need to be given to the potential hydrological links between the area and the European Designations.
- **Archaeology:** There is moderate potential that derived Paleolithic material exists.
- **Historic Landscape:** The area is within the historic parkland of Forest Lodge.
- **Proximity to residential properties:** The area is adjacent to the residential area of Buttsash.
- **Airport Safety:** The area is located within an airport safety exclusion zone.



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Figure 54 pPA7 Forest Lodge Farm, Hythe

Proposed Preferred Area: Downton, Downton (pPA13)

Location: The proposed preferred area lies to the northwest of Milford-on-Sea, west of Everton and south of Hordle.

Proposal: Extraction of approximately 3.9 million tonnes of sand and gravel.

Area: 130 hectares

It is proposed that restoration of the Dowton Manor Farm would be progressive using limited quantities of imported inert fill and the stored overburden would be used to provide an attractive landform. This will include replacement of hedges and copses to emulate the New Forest landscape. There will be small lakes to increase ecological benefits. The inclusion of public access in the scheme is yet to be determined.

It is proposed that the Yeatton Farm would be restored to three lakes which would provide attractive landscapes, nature conservation benefits and opportunities for quiet recreation. Details of public access would need to be considered. Approximately 30% of the land would be restored to agriculture.

It is proposed that the restoration of Lea Green Farm will include minimal inert fill, as required. The final use would be a combination of agriculture and quiet recreation.

Issues for consideration:

Downton Manor Farm

- **Landscape:** The area is within the Green Belt.
- **Nature Conservation:** The area is adjacent to Blackbush Copse Site of Importance Nature Conservation. Hydrological links with European sites need to be taken into consideration.
- **Archaeology:** The area has archaeological potential. There is moderate potential that derived Paleolithic materials exists.
- **Historic Buildings:** There are listed buildings within the vicinity.
- **Proximity to sensitive receptors:** The area is adjacent to the urban area of Downton and a caravan park. Other residential properties are within 100m.

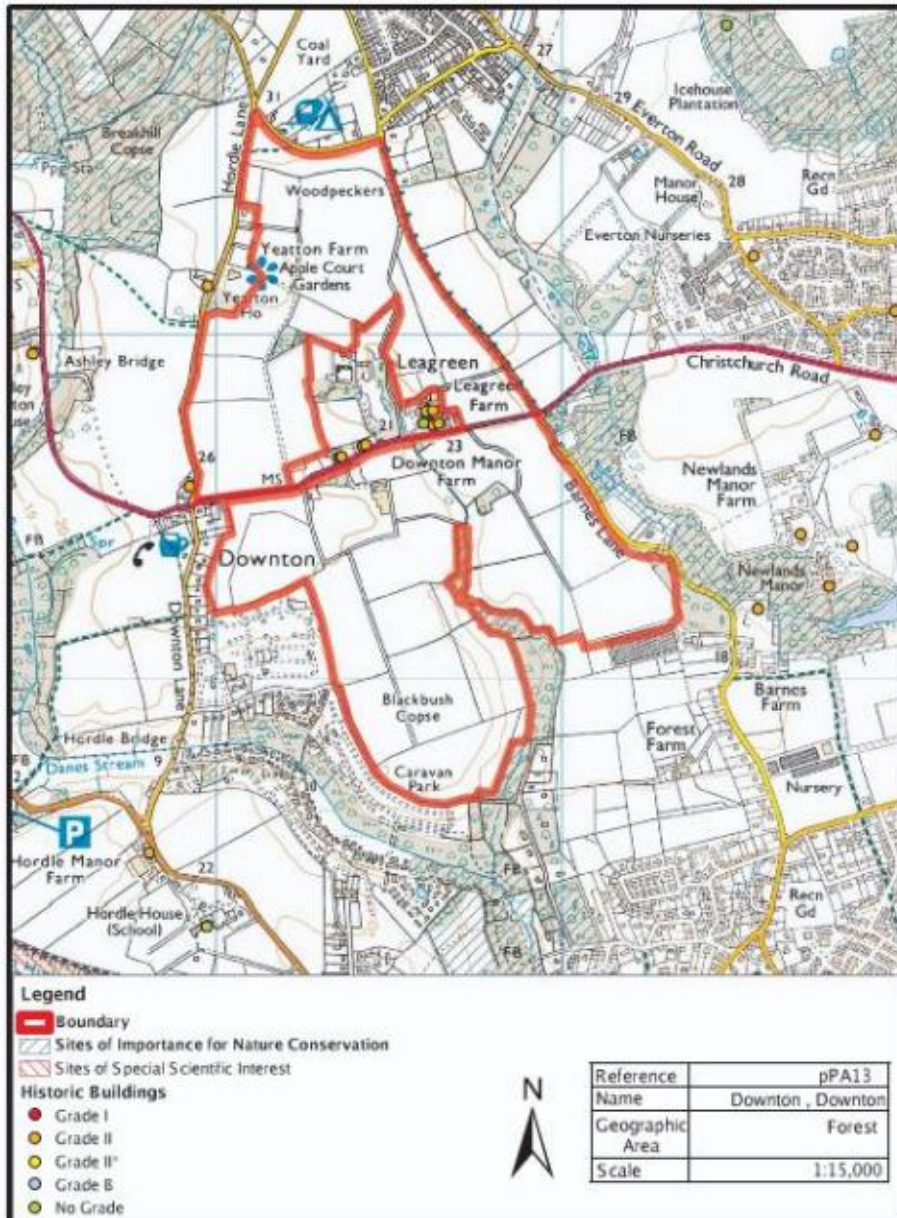
Yeatton Farm

- **Landscape:** The area is within the Green Belt.
- **Nature Conservation:** The area is within 50m of Breakhill Copse Site of Importance for Nature Conservation. Hydrological links with European sites will need to be taken into consideration.

- **Archaeology:** The area has archaeological potential.
- **Historic Buildings and Landscape:** There are adjacent listed buildings and the historic garden at Yeatton House.
- **Proximity to sensitive receptors:** There are residential properties adjacent to the site.
- **Recreation:** There is a footpath crossing the northern tip of the area.
- **Local Economy:** The area is adjacent to the Apple Court Nursery and Garden.

Lea Green Farm

- **Landscape:** The area is within the Green Belt.
- **Nature Conservation:** The area is adjacent to Newlands Wood and Blackbush Copse Sites of Importance for Nature Conservation. The area also contains ancient woodland and an important woodland belt and hedgerows. Hydrological links to European sites need to be taken into consideration.
- **Historic Buildings and Landscape:** There are important listed buildings adjacent to the site. The area is also adjacent to Newlands Manor historic park.
- **Proximity to sensitive receptors:** There are residential properties adjacent to the site. There are other properties within 250m and a caravan park at Downton within 500m.



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Figure 60 pPA13 Downton

Proposed Preferred Area: Ashley Manor Farm, New Milton (pPA14)

Location: The proposed preferred area lies to the east of New Milton.

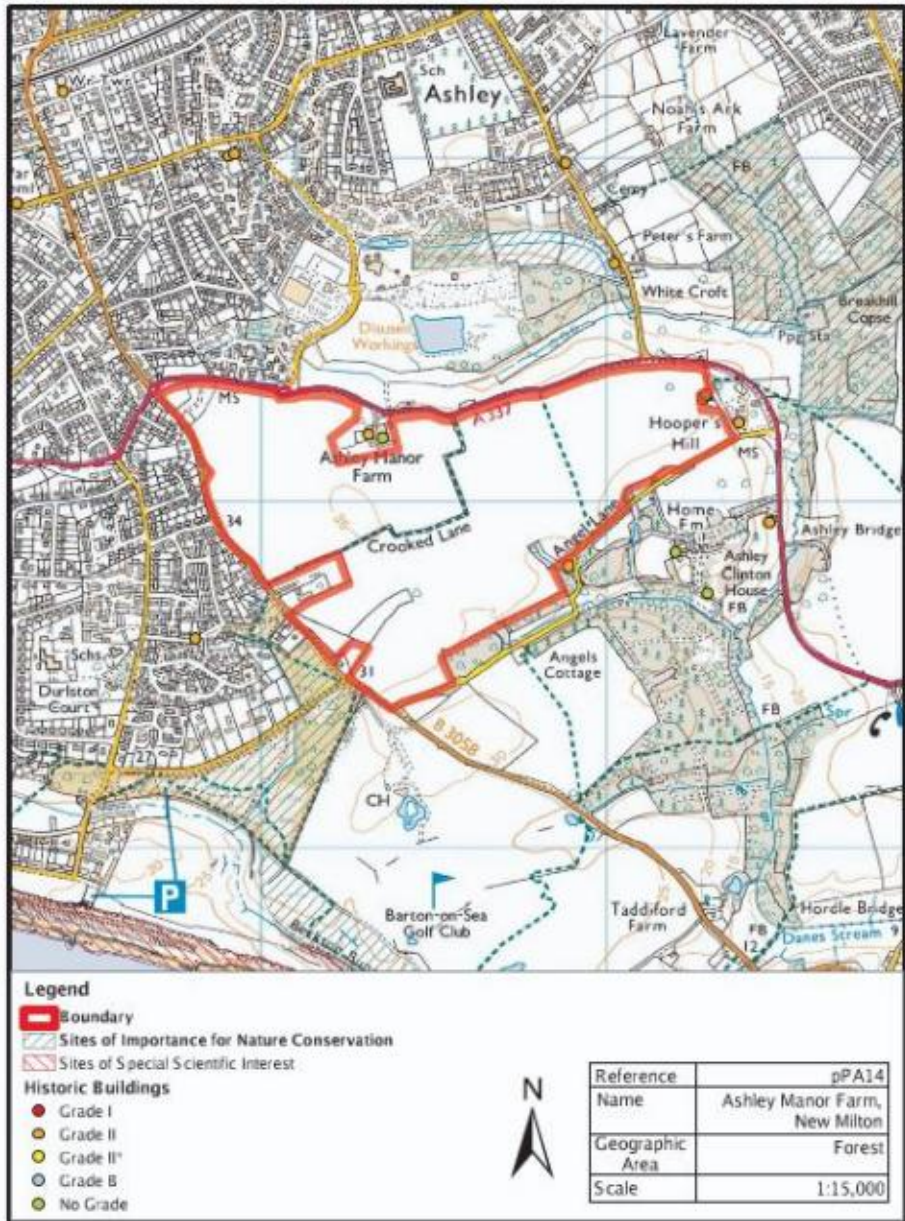
Proposal: Extraction of approximately 4 million tonnes of sand and gravel.

Area: 81.9 hectares

It is proposed that restoration would be to agricultural use using infill with imported inert waste to create a landform in keeping with the surrounding land as well as the local landscape context. Final restoration contours would be lower than original surface contours but there would be no visual evidence of gravel extraction or unnatural use. The footpath network would be maintained and opportunities to extend the network through providing circular routes or linkages where needed will be investigated.

Issues for consideration:

- **Landscape:** The area is within the Green Belt.
- **Nature Conservation:** The area is adjacent to Barton Common North Site of Importance for Nature Conservation. Hydrological links with European sites need to be taken into consideration.
- **Archaeology:** The area has archaeological potential. There is moderate potential that derived Paleolithic materials exists.
- **Historic Buildings and Landscape:** There are listed buildings in the vicinity and the area is adjacent to Ashley Clinton historic park.
- **Proximity to sensitive receptors:** The area is adjacent to the urban area of Ashley and Barton-on-Sea.
- **Airport Safety:** The majority of the area is within the Airport Safety Exclusion Zone.



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Figure 61 pPA14 Ashley Manor Farm, New Milton

Proposed Preferred Area: **Roeshot Hill, Christchurch (pPA12)**

Location: The proposed preferred area lies to the north of Highcliffe and the railway line .

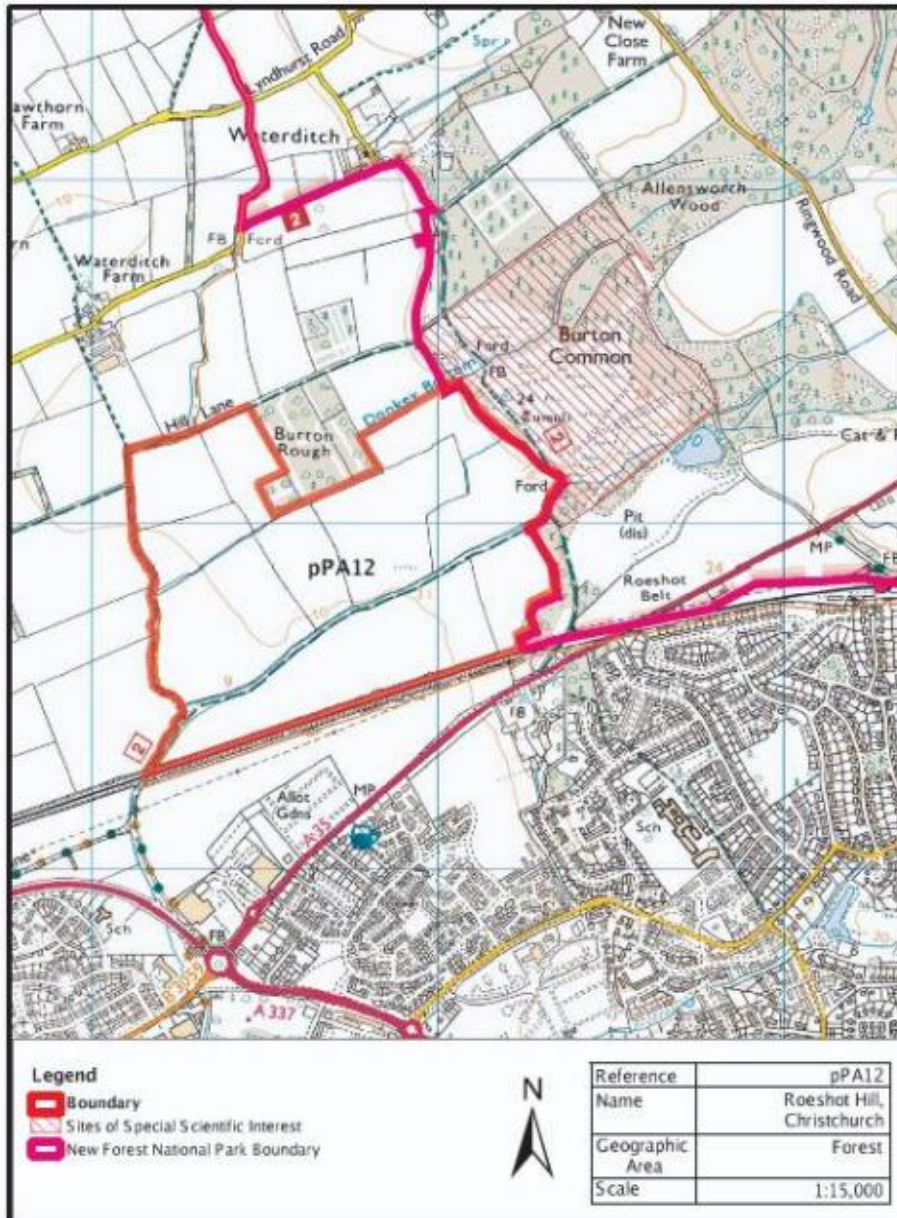
Proposal: Extraction of approximately 3 million tonnes of sand and gravel.

Area: 80 hectares

The restoration proposal seeks to achieve an appropriate balance between agriculture and biodiversity, taking into account the proximity of the New Forest National Park. The proposed preferred area is broadly zoned to include conservation and biodiversity; wetlands and river corridors; agriculture and public access.

Issues for consideration:

- **Landscape:** The area is within the Green Belt and adjacent to the New Forest National Park. It is also visible from the residential areas to the south and north.
- **Nature Conservation:** The area is directly adjacent to Burton Common Site of Special Scientific Interest.
- **Archaeology:** There is moderate potential that derived Paleolithic materials exists.
- **Hydrology:** The area contains brooks / ditches and a river defines the western boundary.
- **Proximity to residential properties:** There are residential properties within 250m of the site to the southeast. .
- **Airport Safety:** The area is located within an airport safety exclusion zone.
- **Recreation:** Footpaths and a byway currently cross the area.



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Figure 59 pPA12 Roeshot Hill, Christchurch

Proposed Preferred Area: Plumley Wood, Harbridge (pPA11)

Location: The proposed preferred area lies south of Alderholt and northeast of Ebblake.

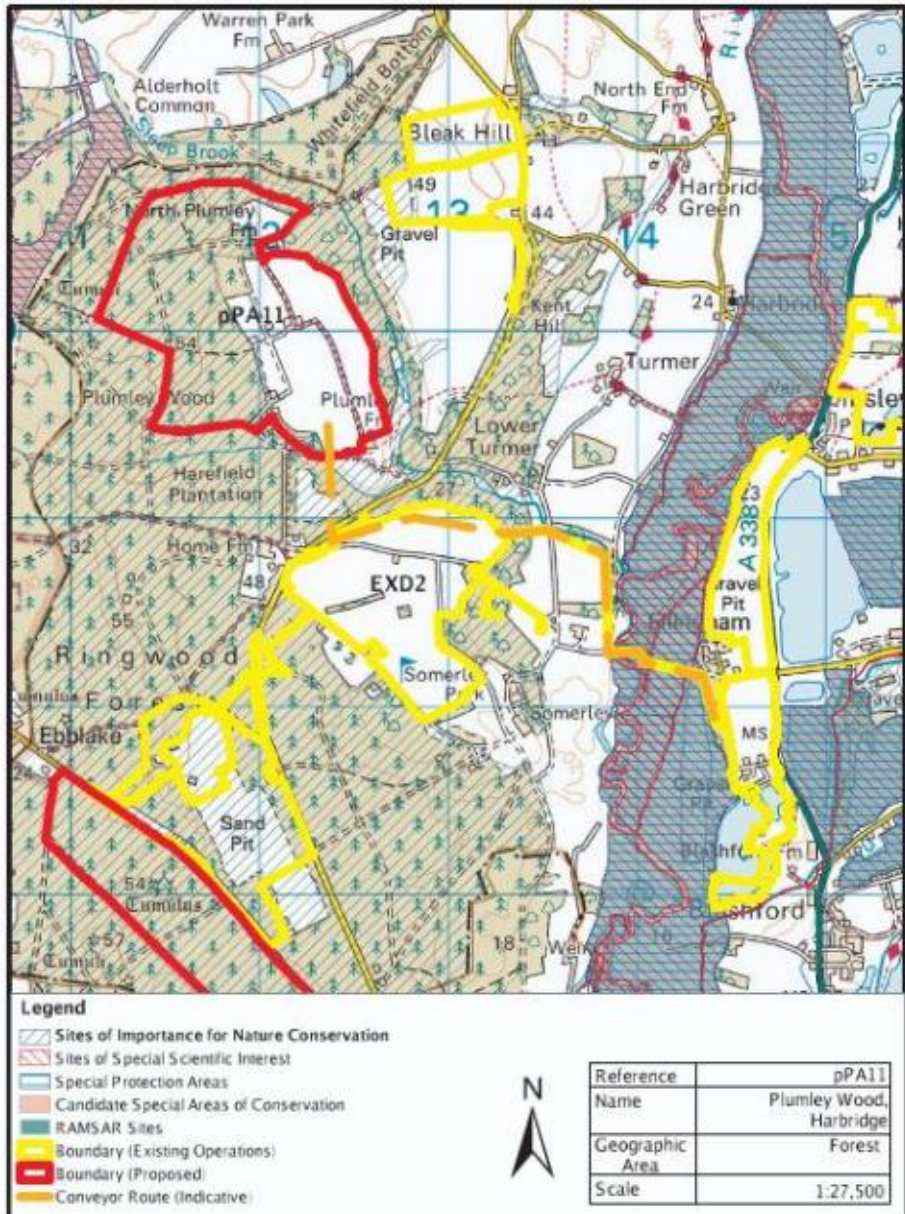
Proposal: Extraction of approximately 6 million tonnes of sand and gravel.

Area: 141.8 hectares

It is proposed that restoration would be to a balance of forestry, heath land, amenity woodland and heath land. A number of water holding areas would be constructed for effective management of surface water.

Issues for consideration:

- **Nature Conservation:** Approximately half of the area contains Ringwood Forest Site of Importance for Nature Conservation. The area is also adjacent to an area of ancient semi-natural woodland and approximately 300m from the Dorset Heathlands Special Area of Conservation, Special Protection Area, Ramsar and Cranbourne Common Site of Special Scientific Interest.
- **Archaeology:** The area has some archaeological potential. There is low potential that derived Paleolithic materials exists.
- **Proximity to residential properties:** There are residential properties within and adjacent to the area.
- **Airport Safety:** The area is located within an airport safety exclusion zone.
- **Recreation:** Footpaths currently cross the area.



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Figure 58 pPA11 Plumley Wood, Harbridge

Proposed Preferred Area: **Purple Haze, Ringwood (pPA15)**

Location: The proposed preferred area is located within the Moors Valley Country Park at Ashley Heath.

Proposal: Extraction of approximately 8 million tonnes of sand.

Area: 73 hectares

Restoration proposals include infilling with non-hazardous waste to original ground levels. Final uses could include some combination of enhanced recreational areas and public open space, associated with the adjacent Moors Valley Country Park, along with deciduous woodland planting and nature conservation.

Issues for consideration:

- **Landscape:** The site lies partially within the Moors Valley Country Park.
- **Nature Conservation:** The Dorset Heaths Special Area of Conservation, Special Protection Area and Ramsar and Ebblake Bog Site of Special Scientific Interest are within 250m of the area. The majority of the area contains the Ringwood Forest and Home Wood Site of Importance for Nature Conservation.
- **Archaeology:** The area contains a Bronze Age burial mound that is not a Scheduled Ancient Monument but is of significant archaeological importance. There is low potential that derived Paleolithic materials exists.
- **Proximity of sensitive receptors:** The southern boundary of the area is within 500m of a school.
- **Airport Safety:** The area is within an Airport Safety Exclusion Zone.
- **Recreation:** The area is partly within the Moors Valley Country Park.



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Figure 62 pPA15 Purple Haze, Ringwood

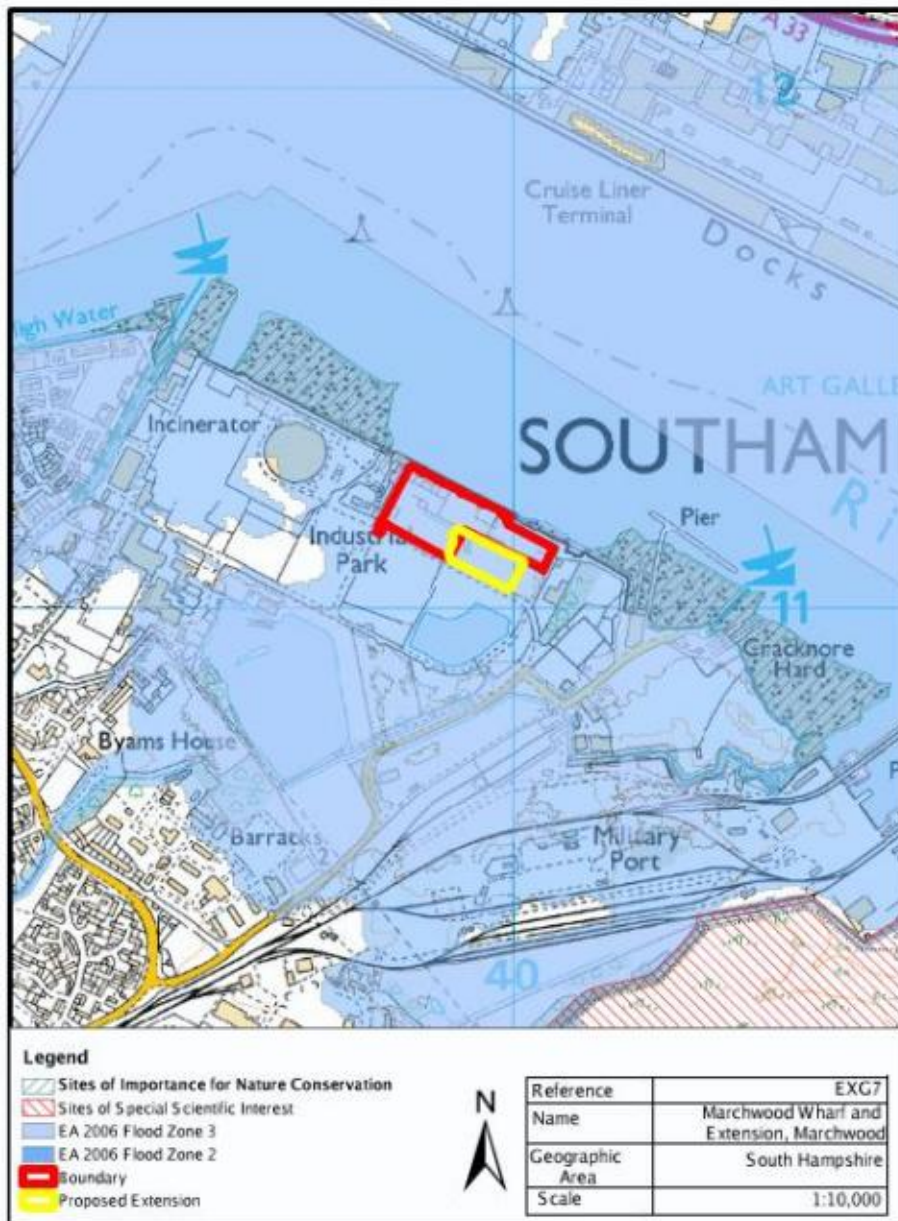


Figure 29 EXG7 Marchwood Wharf and Extension

APPENDIX 4 – Excluded Preferred Areas

